

VIEUX CARRÉ COMMISSION ARCHITECTURAL COMMITTEE

Mitchell J. Landrieu
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

Architectural Committee meeting of **Tuesday, November 8th, 2016**

Committee Members Present: Daniel Taylor, Rick Fifield

Committee Members Absent: Nick Musso, Dennis Brady

Staff Present: Bryan Block, Director; Nicholas G. Albrecht, Plans Examiner; Erin Vogt, Plans Examiner; René Bourgeois, Architectural Historian; Erika Gates, Building Inspector

Staff Absent:

Others Present: Robert Cangelosi, Jr., Daniel Raines, Patra Fontenot, Al Drouet, Patricia Kahn, Hank Smith, Stephen Darre, Grace Rumbley, Zev Arnold, Mike Buckley, David Macdonald, Daniel Zangara, John Williams, Jeff Harwood, John Manning, Bob Mortenson, Michael Deas, Gino Loiacono, Jon Huffman, R. Franklin, R. J. Franklin, Freddie Boothe, Jr., John Barry, Darleen Levy, Bobby Delaughter, Milli Adler, Meg Lousteau, John Williams

Minutes

Old Business

916 Governor Nicholls St: Robert Cangelosi, Jr., applicant; Michael W Magner, owner; Proposal to revise previously approved courtyard enclosure, masonry wall, and passageway openings, per application & materials submitted 03/26/15 & 11/01/16, respectively.

Ms. Vogt presented the staff report with Mr. Cangelosi present on behalf of the application. With no discussion necessary, Mr. Fifield moved to **approve** the application, consistent with staff recommendation. Mr. Taylor seconded the motion, which passed unanimously.

810 Esplanade Ave: Daniel Zangara, applicant; Ibu And Bapak LLC, owner; Proposal to install new iron alleyway gate, per drawings & materials received 03/28/16 & 11/01/16, respectively.

Ms. Vogt presented the staff report with Mr. Zangara present on behalf of the application. Mr. Fifield suggested that the applicant simplify the finials and use rounded points, and asked how the gate would be secured. Mr. Zangara answered that a deadbolt would be installed.

Mr. Fifield moved to **approve** the gate, per staff recommendations and provisos, including the revised finial design. Mr. Taylor seconded the motion, which passed unanimously.

907-17 Governor Nicholls St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to renovate existing building, demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 1211-15 Dauphine St, per application & materials received 04/13/16 & 11/01/16, respectively.

Ms. Vogt presented the staff report with Messrs. Williams & Harwood present on behalf of the application. Mr. Fifield stated that he found the reduced massing of the previous proposal to be a more successful approach, and that he did not find the development of the proposal to be moving in the right direction.

Mr. Taylor asked for public comment, and Mr. Block noted that multiple letters had been received

by staff and had been distributed to the Committee in advance of the meeting. Multiple speakers voiced support or concern with the project.

Mr. Fifield moved to **defer** the application, noting that the neighborhood context should be an important consideration for the applicant and ongoing review of the proposal. Mr. Taylor seconded the motion to defer, which passed unanimously.

1211-15 Dauphine St: John C. Williams, applicant; 913 Governor Nicholls LLC, owner; Proposal to demolish existing parking structure, and construct new three story building in conjunction with proposed resubdivision with 907-17 Gov. Nicholls St, per application & materials received 04/13/16 & 11/01/16, respectively.

See minutes of 907-17 Governor Nicholls St.

935 Dumaine St: John C. Williams, applicant; Miller Family Trust The, 935 Dumaine, LLC, owner; Proposal to repair door and window openings and to install HVAC condensers and screening in courtyard, in conjunction with exterior maintenance, per application & materials received 08/10/16 & 11/01/16, respectively.

Ms. Vogt presented the staff report with Mr. Williams present on behalf of the application. Mr. Fifield moved to **approve** the HVAC location and platform, consistent with staff recommendation. Mr. Taylor seconded the motion, which passed unanimously.

917 Conti St, 923 Conti St: Harry Baker Smith Architects, applicant; 917 Conti, LLC, owner; Review of design development documents in conjunction with conceptually approved **change of use** from *commercial to residential*, per application & materials received 05/25/15 & 11/01/16, respectively.

Ms. Vogt presented the staff report with Mr. Smith and Ms. Rumbley present on behalf of the application. Mr. Block noted that there was significantly more railing visible in the current proposal than there was in conceptual approval. Mr. Smith agreed to revise the parapet height and set back railings to minimize visibility.

Mr. Fifield repeated his previous concerns regarding the removal of glazing at the second floor patios, and added that the fourth floor gates were too visible. Mr. Smith responded that they would likely revise the drawings to remove the patios and use the space as interior, and that the gates could be reduced to railing height.

Zev Arnold addressed the Committee, stating that the applicant had met with him to review the impact of the development on his property, but that he had been unable to meet with the developer. Mr. Taylor asked Mr. Arnold if he had been involved in the conceptual approval review process, to which Mr. Arnold responded that he had not been aware of the extent of the proposed work.

Mr. Taylor stated that the parapet and handrail revisions should be kept low in order to minimize massing, and that the existing building façade and massing should be the most prominent aspect of the design. Mr. Fifield moved to **defer** the application. Mr. Taylor seconded the motion, which passed unanimously.

608-612 N Rampart St: David Macdonald, applicant; Irish Channel Funding LLC, Camela M Zimmerman, owner; Proposal to construct a parking garage deck with new pool and outdoor lounge area, per application & materials received 09/06/16 & 10/27/16, respectively.

The item was deferred at the applicant's request.

New Business

431 Royal St: Michael Rouchell, applicant; Stephen R Nelson, John D Georges, Maurice F Jemison, Moore & Hoyt Rentals LLC, Jmda Properties LLC, 427-33 Royal Street, LLC, Nuper Royal Rue LLC R, owner; Proposal to install new iron gate within the center bay entry alcove, per application & materials received 10/11/16.

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Williams stated that this alcove is frequently used for urination and that a gate is needed. Mr. Fifield inquired if the same problem occurs in the adjacent commercial alcoves. Mr. Williams stated that the commercial establishments were more equipped to clean out their alcoves.

Mr. Fifield noted this type of gate installation has a possibility of multiplying. Mr. Taylor added that there has been an increase in the number of requests for gates on recessed openings. Mr. Fifield suggested exploring other methods that are more temporary in nature. Mr. Williams inquired about the possibility of using some kind of night blind.

Mr. Taylor stated that he was not sure this was an architectural problem. Meg Lousteau, in the audience representing VCPOA, noted that public urination is a problem but that the gate will not stop it as men will simply urinate through the gate.

Mr. Fifield moved to **defer** the application to allow the applicant to explore alternate methods to solve the problem. Mr. Taylor seconded the motion, which passed unanimously.

1135 Decatur St: Harry Baker Smith Architects, applicant; 1135-37 Decatur St LLC, 1135-37 Decatur St LLC, owner; Proposal to renovate front façade, including restoration of previously existing gallery and millwork, per application & materials received 10/19/16.

Ms. Vogt presented the staff report with Mr. Smith present on behalf of the application. Mr. Fifield asked what the height was for the proposed balcony rail; Mr. Smith answered 42". Mr. Fifield asked that the height be reconsidered to match the remainder of buildings in the row. Mr. Smith agreed to match adjacent buildings. Mr. Fifield and Mr. Taylor asked the applicant if he would be willing to make changes to the proposed dormer and transoms according to staff recommendation, which Mr. Smith agreed to.

Mr. Fifield moved for **conceptual approval** consistent with staff recommendation, with detailed drawings to return to the Committee prior to permitting. Mr. Taylor noted that Commission approval would not be necessary and seconded the motion, which passed unanimously.

Appeals & Violations

327 Bourbon St: Bourbon Burlesque Club Inc., applicant; 327 Bourbon Street, LLC, owner; Proposal to resolve outstanding violations including the installation of new millwork, per application & materials received 06/29/16 & 10/18/16, respectively. **[Notice of Violation sent 07/14/16]**

Mr. Albrecht gave the staff presentation with Mr. Boothe present on behalf of the application. Mr. Fifield noted that without elevation drawings it is difficult to determine which windows are being replaced and if the proposed replacements are appropriate. Mr. Boothe referred to one of the photographs in the presentation as being an example of a door that cannot be repaired.

Mr. Fifield expressed concern over the submitted millwork drawings and moved to **defer** the application to allow the applicant to further develop drawings with the applicant to return to the Architectural Committee within 60 days. Mr. Taylor seconded the motion, which passed unanimously.

1015 Decatur St: Rahim Rashkbar, applicant/owner; Proposal to correct violations including inappropriate balcony decking and repairs to dormers and windows and proposal to retain

impermissible asphalt shingle roof installed without benefit of VCC review or approval, per application & materials received 07/13/16 & 09/26/16, respectively. **[Notice of Violation sent 05/20/16]**

The application was deferred due to a lack of representation on behalf of the application.

826 St Louis St: Bobby Delaughter, applicant; Darleen J Levy, owner; Appeal to retain new 42' x 10' brick courtyard wall, installed without benefit of VCC review or approval after collapse of previously existing wall, per application & materials received 08/15/16 & 11/01/16.

Ms. Vogt presented the staff report with Ms. Levy, Mr. Delaughter and Mr. Barry present on behalf of the application. Ms. Levy asserted that the height of the new wall matched the previous wall, that she was not willing to remove brick courses from the height of the wall, and was only willing to stain her side of the wall. Mr. Fifield noted that the original wall had a mortar cap that was not included in the design of the new wall. Ms. Levy stated that she would agree to remove one or two courses of brick and restore the mortar cap.

Mr. Fifield moved for **approval** to retain the wall, with the cap to be added and stain applied to the St. Louis side, and angle detail to be reconstructed where the wall angles up towards Conti. Mr. Taylor seconded the motion, which passed unanimously.

717 Conti St: Avery Foret, applicant; 717 Conti, LLC, owner; Proposal to retain awning with signage, existing light fixtures, acrylic glass, and flag with signage, per application & materials received 9/28/16. **[Notice of Violation sent 07/15/16]**

The application was deferred due to a lack of representation on behalf of the application.

717 Orleans: Avery Foret, applicant; St Ann Lodging LLC, owner; Proposal to retain unpermitted signage and cameras, per application received 10/12/16. **[Notice of Violation sent 08/23/16]**

The application was deferred due to a lack of representation on behalf of the application.

333 Bourbon St, 335 Bourbon: Allen Guidry, applicant; 333-335 Bourbon Street LLC, owner; Appeal to retain balcony railing extensions and inappropriate vinyl windows and doors, per application & materials received 10/12/16. **[Notice of Violation sent 06/22/16]**

The application was deferred due to a lack of representation on behalf of the application.

401-03 Royal St (Latrobe's): John C. Williams, applicant; Royal Cloud Nine, LLC, owner; Proposal to restore millwork removed without benefit of VCC review and approval, remove elastomeric paint and inappropriate cement mortar, and replace with lime-based mortar, all on purple-rated building, per application & materials received 11/01/16. **[STOP WORK ORDER placed 05/06/16]**

Ms. Vogt presented the staff report with Mr. Williams present on behalf of the application. Mr. Fifield moved for **conceptual approval**, with the STOP WORK ORDER to be lifted by staff at permit issuance. Mr. Taylor seconded the motion, which passed unanimously.

With no additional business to discuss Mr. Fifield moved to adjourn the meeting. Mr. Taylor seconded the motion, which passed unanimously. The meeting was adjourned at approximately 2:50 PM.

Next AC Date: Tuesday, November 22, 2016